3411 WEST AVE.
SAN ANTONIO, TX 78213

FOR SALE

6,800 SF RETAIL CENTER

4M Realty COMPANY

Great Investment Opportunity
Great Access from IH 10 & Loop 410
Long Term Tenants
Pylon signage
100% Occupied
Rear Fenced Yard
.66 Acre Lot
Zoning C-2

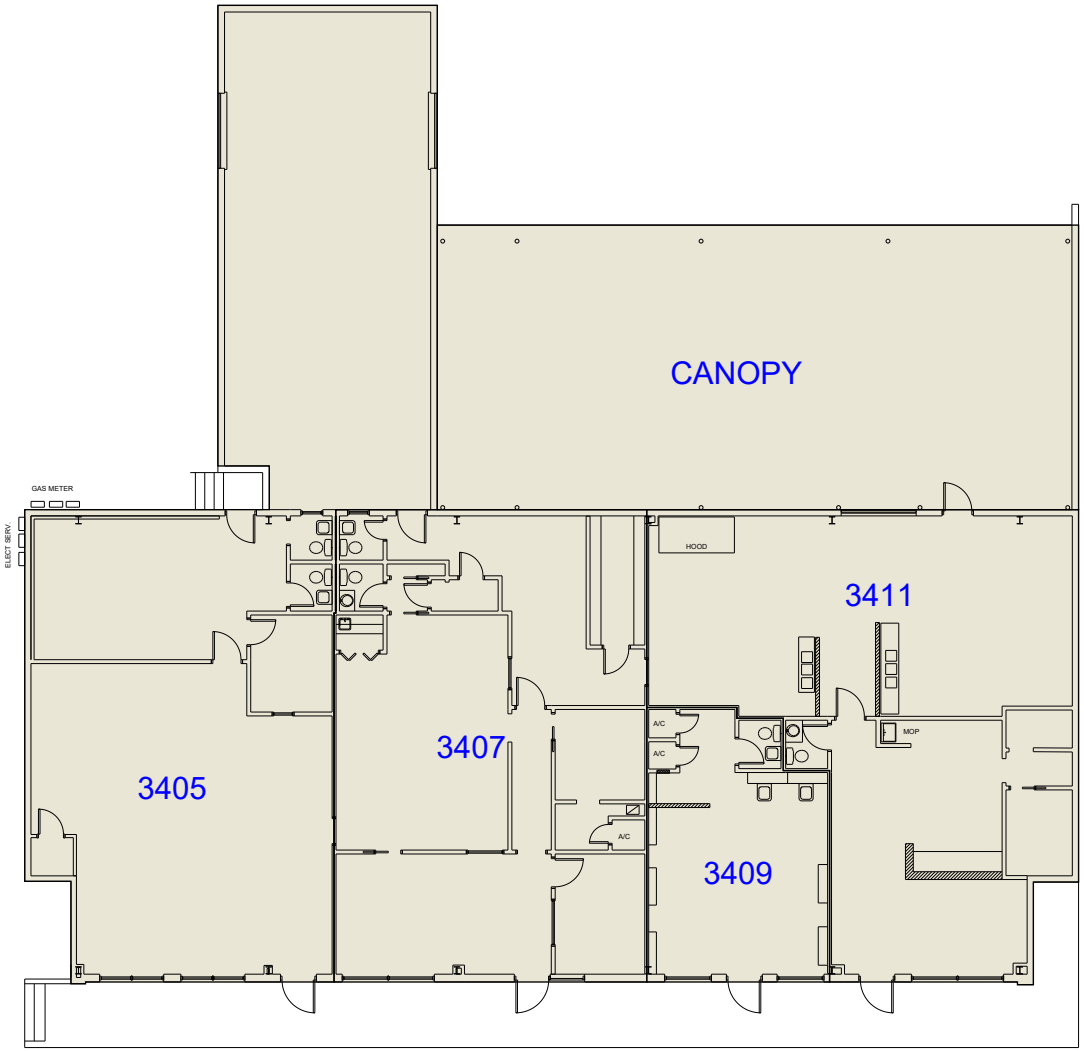
For Information contact **Michael Weiss**
mike@4mrealty.com

8207 Callaghan Rd., Suite 400
San Antonio, TX 78230
Ph. 210.342.4242 - Fax 210.696.6000

4mrealty.com

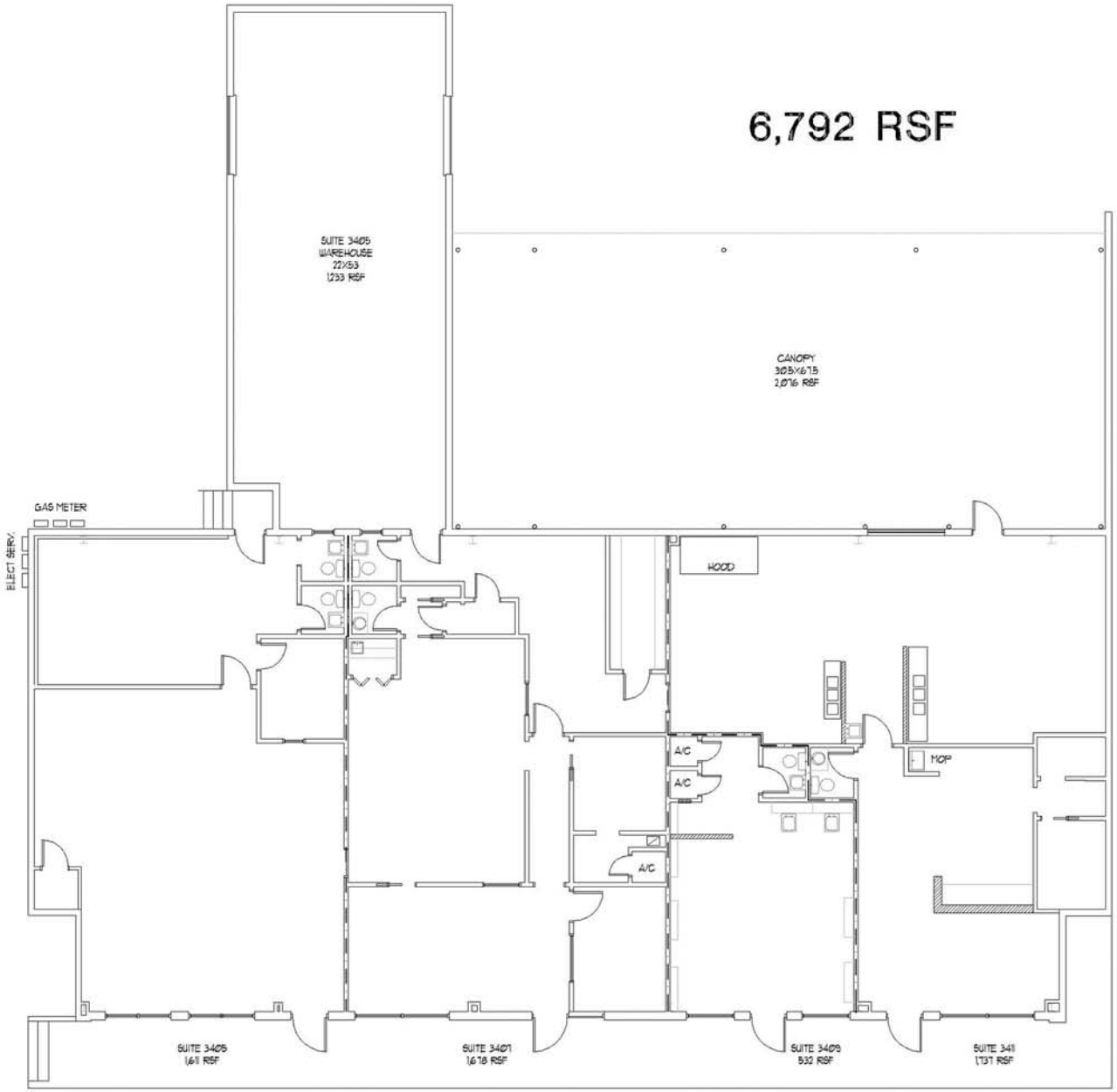
The information contained herein is furnished by sources deemed reliable, but is subject to verification by purchaser or tenant. 4M Realty Company assumes no responsibility and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The offering is made subject to errors, omissions, changes of price or condition, prior sale or lease, or withdrawal without notice.

3411 West Avenue
Floor 1
Area Categories as of 8/30/2017



Non-Rentable Area	Floor Service & Amenity Area	Building Service & Amenity Area	Occupant Storage	Occupant Area	Building Amenity Area	Parking Area	Total
				8,868 (100.00%)			8,868

Floor Plan

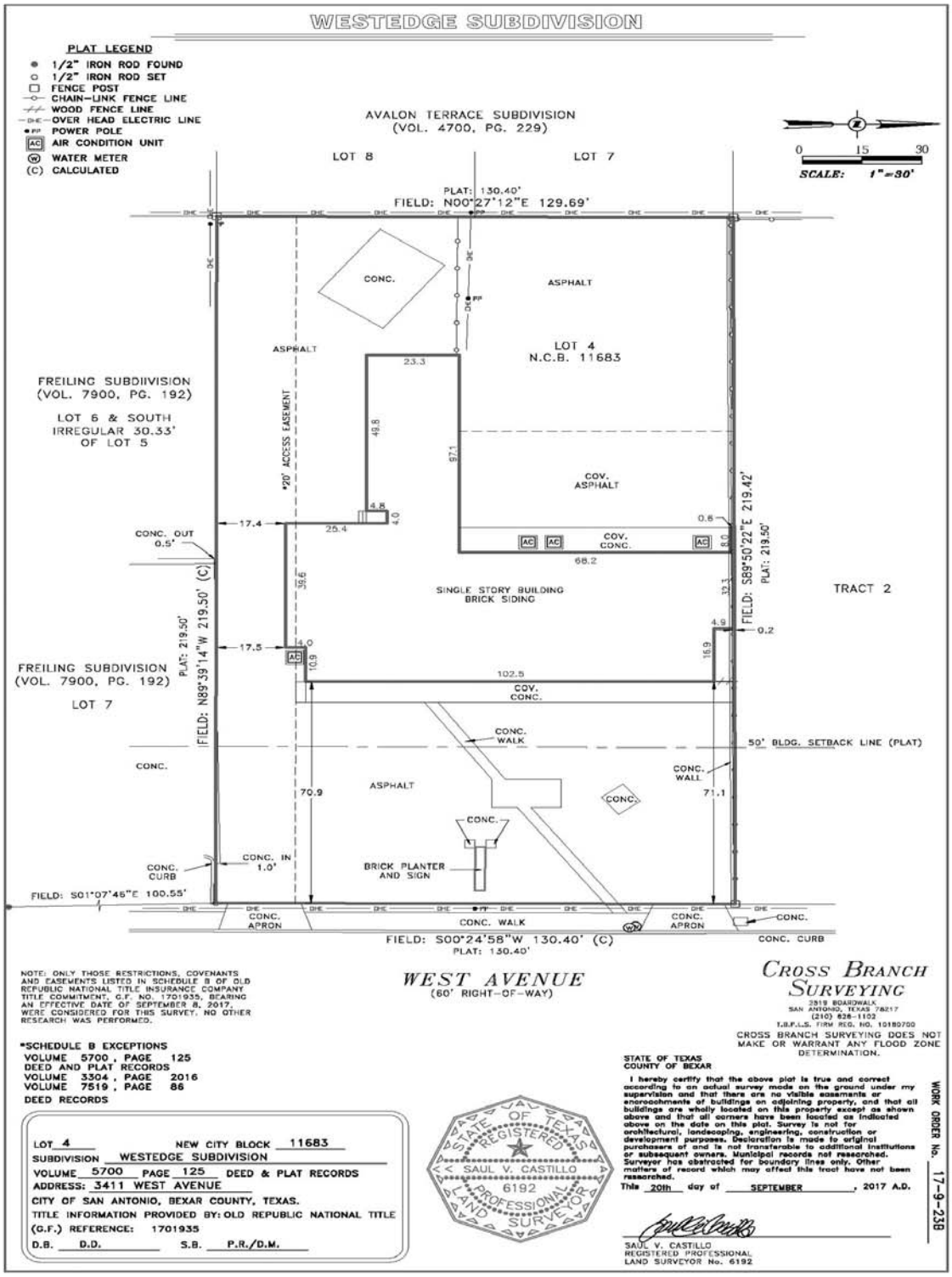


I N S I T E
A r c h i t e c t s
I n c .
210 226 4195

1633
BROADWAY
SAN ANTONIO
TEXAS
78215

3411 West Ave
San Antonio TX 78213

SURVEY



NOTE: ONLY THOSE RESTRICTIONS, COVENANTS AND EASEMENTS LISTED IN SCHEDULE B OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT, G.F. NO. 1701935, BEARING AN EFFECTIVE DATE OF SEPTEMBER 8, 2017, WERE CONSIDERED FOR THIS SURVEY. NO OTHER RESEARCH WAS PERFORMED.

*SCHEDULE B EXCEPTIONS
VOLUME 5700, PAGE 125
DEED AND PLAT RECORDS
VOLUME 3304, PAGE 2016
VOLUME 7519, PAGE 86
DEED RECORDS

LOT 4 NEW CITY BLOCK 11683
SUBDIVISION WESTEDGE SUBDIVISION
VOLUME 5700 PAGE 125 DEED & PLAT RECORDS
ADDRESS: 3411 WEST AVENUE
CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.
TITLE INFORMATION PROVIDED BY: OLD REPUBLIC NATIONAL TITLE
(G.F.) REFERENCE: 1701935
D.B. D.D. S.B. P.R./D.M.

STATE OF TEXAS
REGISTERED
SAUL V. CASTILLO
6192
PROFESSIONAL
LAND SURVEYOR

CROSS BRANCH SURVEYING
2519 BOARDWALK
SAN ANTONIO, TEXAS 78217
(210) 626-1102
T.B.P.L.S. FIRM REG. NO. 10180700

CROSS BRANCH SURVEYING DOES NOT MAKE OR WARRANT ANY FLOOD ZONE DETERMINATION.

STATE OF TEXAS
COUNTY OF BEXAR

I hereby certify that the above plat is true and correct according to an actual survey made on the ground under my supervision and that there are no visible easements or encroachments of buildings on adjoining property, and that all buildings are wholly located on this property except as shown above and that all corners have been located as indicated above on the date on this plat. Survey is not for architectural, landscaping, engineering, construction or development purposes. Declaration is made to original purchasers of and is not transferable to additional institutions or subsequent owners. Municipal records not researched. Surveyor has abstracted for boundary lines only. Other matters of record which may affect this tract have not been researched.

This 20th day of SEPTEMBER, 2017 A.D.

SAUL V. CASTILLO
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 6192

WORK ORDER No. 17-9-238

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3411 West Ave
San Antonio TX 78213
ZONING MAP

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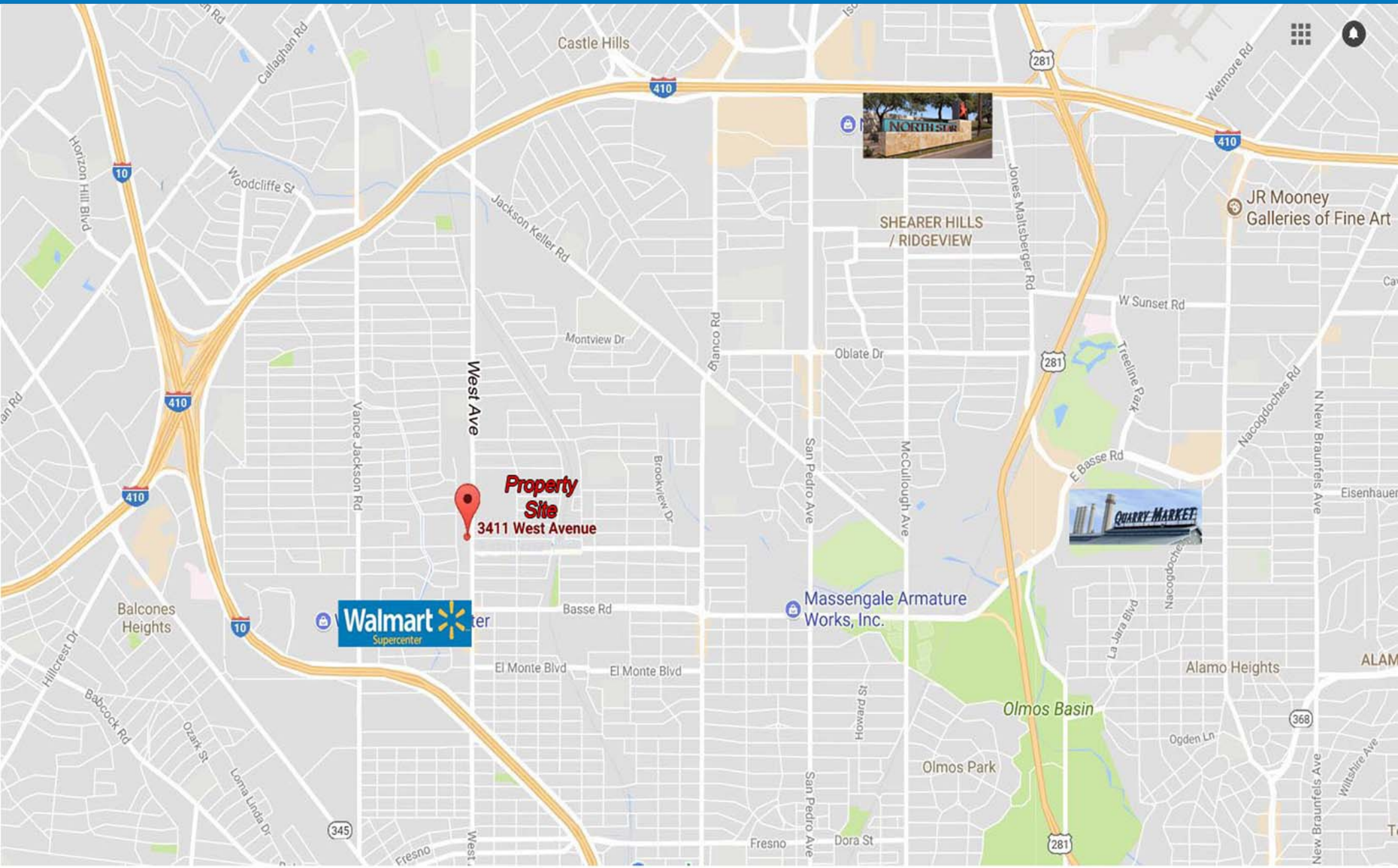
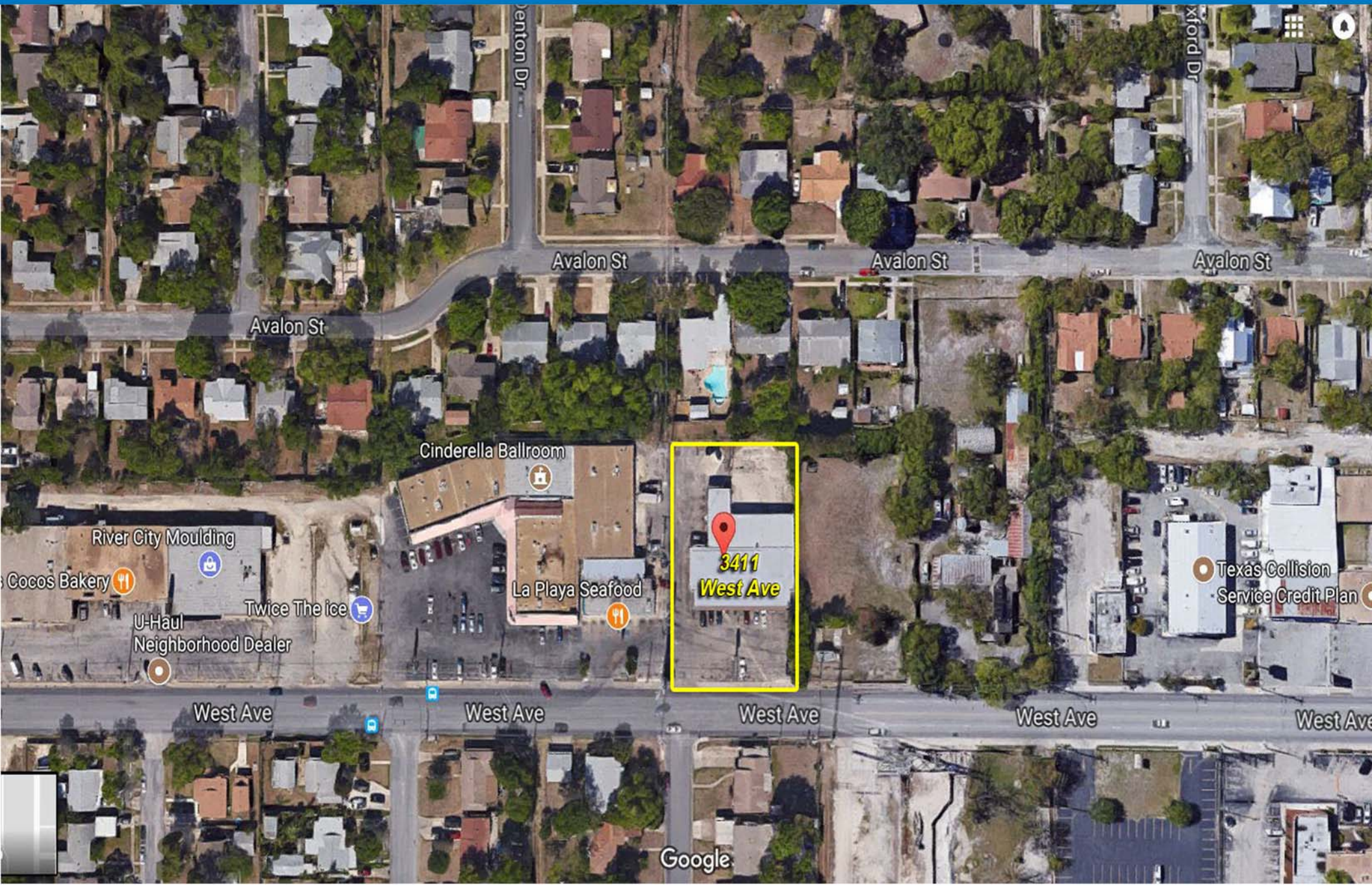
Map


Castle Hills
Callaghan Rd
Horizon Hill Blvd
Woodcliffe St
Jackson Keller Rd
Montview Dr
West Ave
Vance Jackson Rd
Brookview Dr
Property Site
3411 West Avenue
Walmart Supercenter
Balcones Heights
Hillcrest Dr
Babcock Rd
Ozark St
Loma Linda Dr
Basse Rd
El Monte Blvd
Fresno
Dora St
Blanco Rd
San Pedro Ave
McCullough Ave
Howard St
Massengale Armature Works, Inc.
SHEARER HILLS / RIDGEVIEW
Jones Maltsberger Rd
Wetmore Rd
JR Mooney Galleries of Fine Art
W Sunset Rd
Oblate Dr
Treeline Park
Nacogdoches Rd
E Basse Rd
Quarry Market
La Jara Blvd
Alamo Heights
Olmos Basin
Olmos Park
Ogden Ln
N New Braunfels Ave
Wiltshire Ave
Eisenhauer
410
281
10
345
368

Aerial


Avalon St
Avalon St
Avalon St
Avalon St
Cinderella Ballroom
3411
West Ave
River City Moulding
Cocos Bakery
Twice The ice
U-Haul
Neighborhood Dealer
La Playa Seafood
Texas Collision
Service Credit Plan
West Ave
West Ave
West Ave
West Ave
Google

Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

4M Realty Company	325425	www.4mrealty.com	210-342-4242
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael Weiss	279123	mike@4mrealty.com	210-342-4242
Designated Broker of Firm	License No.	Email	Phone
Sandra Lee Leone	418660	sandi@4mrealty.com	210-342-4242
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Nicholas Tucker Prater	493024	nick@4mrealty.com	210-342-4242
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials		Date